# QUITCLAIM DEED

G-VRE-07-313

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF June, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Marie D. Beerman | Marie D. Beerman | |
| (NAME) | (NAME) | |
| 313 East Marthona Road | 313 East Marthona Road | |
| (ADDRESS) | (ADDRESS) | |
| Madison, TN 37115 | Madison, TN 37115 | 42-15-79 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, Toni P. Ruppert HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO Marie D. Beerman HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT, TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN Davidson COUNTY, STATE OF Tennessee, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS NO. 53 AND 56 BOTH INCLUSIVE OF BLK "A" ON THE MAP OF MARTHONNA, A SUBDIVISION OF THE CUMBERLAND DEVELOPMENT COMPANY OF THE EZELL FARM, NOT OF RECORD AND DESCRIBED ACCORDING TO A COPY OF SURVEY THEREOF MADE DECEMBER 1937, BY J.A. MEFFORD, SURVEYOR AS FOLLOWS: BEGINNING AT A POINT IN THE EASTERLY MARGIN OF MARTHONNA ROAD (FORMERLY EZELL ROAD) EAST 1229.9 FEET SOUTH OF THE SOUTHERLY MARGIN OF MARTHONNA ROAD BEING THE COMMON CORNER OF LOTS NOS. 52 AND 53 THENCE WITH THE LINE BETWEEN SAID LOTS EASTERLY 420.4 FEET TO A POINT; THENCE SOUTH 1 DEG. 52' WEST 100 FEET TO A POINT AT THE COMMON CORNER OF LOTS NOS. 56 AND 57; THENCE WITH THE LINE BETWEEN SAID LOTS WESTERLY 421.9 FEET TO THE EASTERLY MARGIN OF MARTHONNA ROAD; THENCE WITH THE MARGIN OF THE SAME NORTH 2 DEG. 58' EAST 100 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO TONI P. RUPERT AND MARIE D. BEERMAN, TENANTS IN COMMON BY SPECIAL WARRANTY DEED FROM COUNTRYWIDE HOME LOANS, RECORDED ON THE 5TH DAY OF JANUARY, 2007 IN INSTRUMENT NO. 20070105-0002177, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )

This is improved ( X ) property, known as 313 East Marthona Road, Madison, Tennessee 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Witness my/our hand(s) this 18th day of June, 2007.

Toni P. Ruppert

Davidson County DEEDQC
Recvd: 06/20/07 15:47 2 pgs
Fees:12.00 Taxes:0.00
20070620-0073888

Jun.18. 2007 4:05PM Rudy Title No.8816 P. 2

STATE OF ~~Tennessee~~ California
COUNTY OF ~~Davidson~~ Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Toni P. Ruppert, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and ~~official seal~~ this the 18th day of June, 2007.

Annette Patton
Notary Public

My Commission Expires:

(SEAL)

ANNETTE PATTON
Commission # 1740020
Notary Public - California
Los Angeles County

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212